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- B. **Frisbee Elementary School**
1. Address: 120 Rogers Road
  2. Principal: Wanda Avery (acting)
  3. Grade complement: 3 – 5
  4. Current enrollment as of 02/08/08: 230
  5. Projected enrollment as of 2016: 258
  6. Current square feet per student: 215
  7. State guidelines sq. ft. per student: 145-155
  8. Date of construction: 1941
  9. Date(s) of major alteration/expansion projects: 1951, annex constructed; 1997, major renovation
  10. Portable/temporary facilities on site: none
  11. Floor area: 49,558 sq. ft.
  12. Footprint: 32,930 sq. ft.
  13. Acreage: 13 acres +/-
  14. Number of stories: 2
  15. Current building replacement value for insurance purposes: \$5,000,000
  16. Bonding outstanding: \$650,000 (\$87,132 interest) as of 04/01/08
  17. Historical or community significance:

Frisbee Elementary School, original building constructed in 1941, is the most intact of the older Kittery school buildings and is admired in the community for its classical architectural style, its prominent location, its elegant materials and generous classrooms, and its expansive site and natural environment (adjacent to Rogers Park and water frontage).
  18. Opportunities:
    - Town-owned land available for expansion, parking/bus access, and athletic/recreational fields
    - On town utilities
    - Central, visible location
    - Historic building
    - “Good bones” of original building
    - Proximity to Rogers Park
    - Least debt service of the four schools
  19. Constraints:
    - Significant renovation of existing physical plant is required for continued use in current grade alignment or for any other use
    - Substantial renovation/expansion would be required for additional grade(s)
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SCHOOL ASSESSED POINT VALUE					
		Mitchell Primary K-2	Frisbee Elementary 3-5	Shapleigh Middle 6-8	Traip Academy 9-12
Category	1.0 Educational Adequacy (200 possible points)	182	130	189	165
	2.0 Educational Environment (200 possible points)	182	117	167	165
	3.0 The School Site (100 possible points)	67	87	80	51
	4.0 Building Safety and Security (200 possible points)	156	147	159	124
	5.0 Structural Condition and Electrical and Mechanical Systems (200)	177	134	175	161
	6.0 Plant Maintainability (100 possible points)	90	75	93	82
	Total Points (1000)	854	690	863	748

## 1.0 EDUCATIONAL ADEQUACY (200 POINTS)

CRITERIA	MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
1.1 Size of academic learning areas meets desirable standard specified in educational program	30	30	General Classrooms are adequate
1.2 Classroom space permits flexibility in furniture arrangements	25	25	Size of classrooms lends themselves to flexibility
1.3 Location and relationship between spaces within buildings meet educational program requirements	20	12	Noise (PE/Café)
1.4 Size of specialized learning area(s) meets educational program requirements	30	12	Learning areas - PE space, cafeteria, RTI Math, Music are problematic
1.5 Library / resources / media center provides appropriate space	20	10	Network poor. Space for library small
1.6 Space for teacher resource area(s) is convenient and appropriate	15	9	Storage/clutter issue - messy - T Room ill-equipped
1.7 Gymnasium and/or recreational areas serve physical education program	15	6	Gym combo café compromised PE program - no bleachers
1.8 Cafeteria has sufficient space for seating, delivery, storage, and food preparation	15	11	Kitchen small, no restrooms in kitchen
1.9 Space for administrative offices, counselor's offices, and support staff workplaces is sufficient and adequate equipment, and provides an appropriate level of privacy	10	8	No conference room for IEPs (shared with safe)
1.10 Storage for teacher and student materials is adequate	10	6	T storage a problem - locking files an issue
1.11 Space for utilities and support areas for technology are adequate and meets educational program requirements	10	1	Network poor
<b>TOTAL</b>	<b>200</b>	<b>130</b>	<b>65%</b>

## 2.0 EDUCATIONAL ENVIRONMENT (200 POINTS)

CRITERIA	MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
2.1 Surrounding environment does not disrupt learning	30	30	No issues reported
2.2 Entrances, exits and walkways are designed appropriately	10	6	No shelter from weather. Not all exits are ADA accessible.
2.3 Lighting is adequate for the space and educational program	25	12	Lighting is on low end of adequate, fair to poor quality and not energy efficient. New energy efficient lighting should be provided in regularly occupied spaces.
2.4 Water stations and restroom facilities are conveniently located and accessible	25	18	Toilet rooms and drinking fountains are conveniently located. Fixtures in general are in good to fair condition, but not water conserving type. Upstairs not enough restrooms
2.5 Gathering spaces serve the educational program and enhance communication and community involvement	20	8	No bleachers - where to have large group meetings? Music room not sufficient
2.6 Exposure to natural light and ventilation is possible	25	5	Windows can't be opened with out assistance. Ventilation in some areas is poor.
2.7 Built-in furniture and equipment are available to meet the needs of educational program	15	8	Need more space for storage and coats, etc.
2.8 Signage adequately identifies function, provides direction and is appropriate	20	8	No signs (except exits for fire regs)
2.9 Display areas accommodate student work, awards and important school and community information	10	6	No names of faculty, awards - bulletin board for artwork
2.10 The communication system is convenient and available to all staff members	20	16	Classrooms and support areas are provided with telephones to allow for adequate communications between office and classrooms
<b>TOTAL</b>	<b>200</b>	<b>117</b>	<b>59%</b>

## 3.0 THE SCHOOL SITE (100 POINTS)

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
3.1	Site meets educational program acreage requirements as defined by state and local guidelines or standards	20	16	Appears room for building and parking expansions.
3.2	Site is easily accessible and conveniently located	20	20	The most accessible building we have. Roger Road, near the school entrance, is 15 MPH during school hours, all other times 25 MPH. A sidewalk is located along Roger Road, left of the school entrance. There is adequate site distance at the intersection near Rogers Road. No sidewalk along Goodsoe Road leading to the school.
3.3	Site location is within a community that supports school values and is socially desirable	15	15	School located within the appropriate zoning district. School property adjacent to a residential area. Current school site serviced by public water, sanitary sewer and three phase power.
3.4	Site is removed from natural hazards	15	15	Site not located with the 100 year flood zone or seismic fault lines.
3.5	Site appearance is appropriate within the context of its environment	5	5	No sidewalk is provided to the school along Goodsoe Road from Rogers Road. Sidewalks adjacent to the school are provided to a majority of the exterior doors.
3.6	Playgrounds, open areas and athletic facilities meet educational program requirements	10	6	A number of play ground areas are located within the school parcel. Some equipment is constructed with PT wood. A wood screen board is located along the property line, near the back of the school (potential safety hazard). Basketball courts in poor shape. One softball field is located within property (in fair condition).
3.7	Site is well-drained and free of erosion	5	4	Some erosion observed near the softball field and along the school, near the gym entrance (caused by roof runoff).
3.8	Sufficient parking is provided for faculty, students, staff, and the community	10	6	No space for parking at concerts, etc. 50 parking spaces (including 5 HC spaces) currently on site. Parking lot in the back of the school is in the same location as the bus drop off. Bus and parent drop off areas separate.
<b>TOTAL</b>		<b>100</b>	<b>87</b>	<b>87%</b>

**4.0 BUILDING SAFETY AND SECURITY (200 POINTS)**

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
4.1	Glass is properly located and protected to prevent accidental injury	5	4	Not all areas
4.2	Flooring is maintained in a non-slip condition	5	5	
4.3	Stairs and ramps meet current standards	5	5	
4.4	Corridors and exit routes are safe and secure	30	24	Exit routs are sometimes blocked with debris
4.5	Playground and athletic equipment are safe and handicapped accessible	5	2	Some of the equipment is constructed with PT wood and is always requiring repair. Majority of the equipment is not ADA accessible.
4.6	Fire resistant materials are used when appropriate	15	15	
4.7	Adequate fire safety equipment is provided and properly located	15	3	A very limited portion of existing building is provided with sprinkler system. The original building and the annex are not provided with sprinkler coverage. Only multipurpose room and adjacent circulation are is protected.
4.8	Fire alarm system meets current standards	10	8	
4.9	Door have proper swing and hardware requirements	10	8	not all hardware works
4.10	Access to building through exterior doors is limited	20	20	No issues reported
4.11	Landscaping does not create isolation and concealed areas	15	12	School parcel has some landscaping and is well maintained.
4.12	Corridors are easily observed and monitored	15	10	Cameras recommended by facilities department
4.13	Areas of the building can be secured during evening events	5	3	Classrooms only
4.14	Vehicular and pedestrian traffic patterns are separated	25	20	No sidewalk to school along Goodsoe Road. No sidewalks to the parking areas. Bus and parent drop off areas separate.
4.15	City streets support the school's peak traffic periods	5	3	Peak traffic from Navy yard can be a problem. Roger Road is 15 MPH during school areas and 25 MPH other times.
4.16	Walkways are separated from vehicular traffic and well lighted	15	5	No sidewalks exist within parking areas.
<b>TOTAL</b>		<b>200</b>	<b>147</b>	<b>74%</b>

**5.0 STRUCTURAL CONDITION AND ELECTRICAL AND MECHANICAL SYSTEMS (200 POINTS)**

CRITERIA		MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
5.1	Site and buildings meet accessibility requirements ADA	20	16	handrails required at some areas
5.2	Roof is sound with positive drainage	25	10	No signs of distress noted on the roof wood rafter and truss framing but likely not designed for current code snow loads. Asphalt shingles on Annex wing are in poor condition and could be replaced, especially where the two buildings meet, since there is potential for snow drift accumulation and it is on the north wall.
5.3	Foundation and structural frames are sound	30	26	Slab on grade and exterior foundation concrete walls are sound. Original building was cast in place concrete beam and column frame with T-beams purlins that are in good shape. Some ceiling shaft penetrations need re-framing.
5.4	Exterior and interior walls are sound	10	7	CMU bearing walls at the Annex are in good condition. Exterior brick has damage from water runoff and under window sills. Minor water damage to interior wall likely due to mechanical pipe leaks, and very minor isolated cracking in CMU interior wall.
5.5	Heating, ventilation and air-conditioning (HVAC) systems are able to maintain a comfortable environment	20	11	Unit Ventilators in original building have been replaced and new units appear in good condition. Heating and Ventilation units serving Annex are in good condition and were replaced at time original building unit ventilators were upgraded. HB Smith 28 series boiler is provided in original building boiler room. Boiler is in good condition, but no backup boiler is provided. Boiler pumps and accessories are in good to fair condition. Annex boiler needs replacement. Appropriate night settings need to be implemented.
5.6	Building envelope promotes energy efficiency and sustainability	10	3	Roof insulation located above the ceiling in the Annex. The entire building envelope is not insulated in an energy efficient manner.
5.7	Toxic materials have been abated and/or encapsulated	15	6	Lead paint has been reported as well as ACM pipe wraps
5.8	Interior walls can be moved to accommodate changes in educational	15	11	Interior corridor walls at Annex only are load bearing walls. Classroom demising walls are non-load bearing
5.9	Internal plumbing systems are able to function and meet the educational program's health and safety needs	20	16	No internal plumbing issues were observed or noted during walkthru. In general conditions of plumbing fixtures and piping appears in good condition.
5.10	External plumbing systems provides an adequate water supply to maintain the facility grounds and fire protection systems	15	12	Exterior water service for building is adequate for volume, but adequate pressure is not available. Domestic water system is provided with a water pressure booster pump and expansion tanks. Sprinkler system service is provided with a vertical inline fire pump to satisfy system pressure requirements. Booster pump and fire pump are in good condition.
5.11	Electrical systems are able to accommodate the requirements of the educational program	20	16	800 Amp 208V 3ph electric service has been upgraded previously. System is in very good condition and appears adequate for current use and future loads for a typical school.
<b>TOTAL</b>		<b>200</b>	<b>134</b>	<b>67%</b>

**6.0 PLANT MAINTAINABILITY (100 POINTS)**

CRITERIA	MAXIMUM POINT VALUE	ASSESSED POINT VALUE	COMMENTARY
6.1 Exterior windows, doors, and walls are of materials and finishes that require minimum maintenance	10	1	Window repairs / replacement is needed.
6.2 Floor surfaces are appropriate to the space and activity, require minimum care and maintenance, and possess a proper finish	15	11	Most areas. Appropriate walk-off area is not provided at entry doors and this allows excessive amounts of dirt to be tracked in by building occupants at all hours of the day.
6.3 Ceilings and walls throughout the building including service areas are easily cleaned and repaired	5	3	Interior walls need patching and repair
6.4 Built-in classroom equipment is designed and constructed for ease of maintenance	5	5	
6.5 Kitchen equipment is designed and constructed for ease of maintenance	15	15	No issues reported
6.6 Mechanical, electrical, and plumbing systems are readily serviceable and easily adapted for future modifications	20	16	Systems in general are accessible thru suspended ceilings or are exposed along ceilings. No issues of serviceability or access were noted or observed.
6.7 Restrooms can be maintained efficiently and are composed of quality finishes	20	16	No issues reported
6.8 Adequate custodial storage space with water and drainage is accessible throughout the building	5	4	Custodial storage is minimal
6.9 Adequate electrical outlets to permit routine cleaning are available in all areas	5	4	Adequate electrical outlets appear present to permit routine cleaning.
<b>TOTAL</b>	<b>100</b>	<b>75</b>	<b>75%</b>

## **Existing Conditions: Structural Systems**

### **Frisbee School**

The original 1940's section of the building, including the gym, is in good condition with no apparent signs of deterioration and/or overstress. The interior concrete beam and column frames as well as the elevated slabs are in very good condition. The exterior multi-wythe brick walls are in good shape with some minor exterior wear due to water run-off, especially under the window sills. The original slate roof has had some partial modifications with metal roofing and structural assessments have shown that the roof does not meet current code design loads. The annex portion was added in the mid 1950's and consist of interior and exterior CMU bearing walls at the corridor that are also in good shape with no signs of settlement. The portion of the roof where the Annex meets the original building shows signs of overstress and the shingles appear brittle. During re-roofing, that portion of the roof would need to be reinforced due to unbalanced snow load conditions. The overall concrete foundation is in good condition.

### **Mitchell School**

The main frame is steel joist on steel beam and column interior framing and exterior bearing walls. The original single story building was constructed in the mid 1960's and underwent large additions in 2003. Although the additions are likely code compliant, the original gable truss building may not, since there is potential for roof overstress due to unbalanced snow loads. In addition, there is also a roof wedge area where the existing lower hip roof meets the higher roof over the Kitchen and Resource room areas. Over this area on the hallway, there is also a leak that apparently has been a common recurrence over the past years. A structural analysis of the original roof structures prior to the 2003 additions is recommended. It is founded on ledge and the foundations and exterior bearing walls are in very good condition.

### **Shapleigh School**

The original building consisted of a gable truss roof system with adjacent lower flat roofs that are wood rafter framed and are likely overstressed since they are subjected to sliding snow from the upper roofs and snow drifts. These lower areas as well as the original wood gable truss would likely need reinforcement to meet current code requirements and a structural analysis is recommended. At the gable end wall of the original pitched roof section, what appears to be a longitudinal crack is due to poor craftsmanship to infill the wall openings that existed prior to the renovations and it is of no concern. The addition structure is composed of steel joist & beam framing with interior columns and exterior multi-wythe CMU bearing walls. There are some minor vertical cracks at the interior non-load bearing CMU walls near steel column locations, but these are of no concern. The overall concrete foundation is in sound condition.

JOB # 2811 KITTERY FRISBEE 3 - 5 SCHOOL - Facility Upgrade / WBRC Architects							WORKSHEETS (page 1)				
Qty	X on	Units	Description	Mtr	Eqpm't	Subcon	Labor	Other	Total	ITEM	GRAND TOTAL
			<b>ANNEX</b>	0	0	0	0	0	0		
			<b>Work Scope Items</b>	0	0	0	0	0	0		
			<i>New Boiler w/ Backup Circulating Pump</i>	0	0	0	0	0	0		
1	ls	\$4,000	Demo & dispose existing boiler	0	4,000	0	0	0	4,000		
1	ls	\$30,000	Replacement boiler @ 110% rating & header repiping	0	30,000	0	0	0	30,000		
1	ea	\$2,500	Backup circulating pump	0	2,500	0	0	0	2,500		
	excluded		<b>Engineering fees</b>	0	0	0	0	0	0		
			<i>SubTotals</i>	0	36,500	0	0	0	36,500		
			<i>Markups</i>	0	0	0	0	0	0		
			<i>TOTALS</i>	0	36,500	0	0	0	36,500		
			<i>New Backup Boiler System</i>	0	0	0	0	0	0		
			<i>(1) ls \$5,000 Reduce replacement boiler from 110% to 60% capacity</i>	0	(5,000)	0	0	0	(5,000)		
1	ls	\$25,000	Backup boiler @ 60% capacity	0	25,000	0	0	0	25,000		
1	ls	\$5,000	Backup boiler piping-pumps-misc add	0	5,000	0	0	0	5,000		
	excluded		<b>Engineering fees</b>	0	0	0	0	0	0		
			<i>SubTotals</i>	0	25,000	0	0	0	25,000		
			<i>Markups</i>	0	0	0	0	0	0		
			<i>TOTALS</i>	0	25,000	0	0	0	25,000		
			<i>3,000 Gallon Outside Oil Tank</i>	0	0	0	0	0	0		
3	ea	\$750	Demo & dispose existing interior 275 gallon tanks & dispose	0	2,250	0	0	0	2,250		
1	set	\$18,500	3,000 gal u.g. tank w/dig-bf-conc pads-hold down-leak monitor	0	18,500	0	0	0	18,500		
			<i>SubTotals</i>	0	20,750	0	0	0	20,750		
			<i>Markups</i>	0	0	0	0	0	0		
			<i>TOTALS</i>	0	20,750	0	0	0	20,750		
			<i>Emergency Generator</i>	0	0	0	0	0	0		
175	kW	\$285	175 kW generator (allowance) w/auto-switch	0	49,875	0	0	0	49,875		
1	ls	\$15,000	Generator housing	0	15,000	0	0	0	15,000		
	excluded		<b>Engineering fees</b>	0	0	0	0	0	0		
			<i>SubTotals</i>	0	66,875	0	0	0	66,875		
			<i>Markups</i>	0	0	0	0	0	0		
			<i>TOTALS</i>	0	66,875	0	0	0	66,875		
	CONESTCO.	222 Mountain Road, Raymond ME 04071 ~ 207.627.4099 ph/fx	<i>Opinions of Probable Cost ~ Construction Consulting ~ Value Engineering</i>								

JOB # 2811 KITTERY FRISBEE 3 - 5 SCHOOL - Facility Upgrade / WBRC Architects							WORKSHEETS (page 2)						
Qty	X on	Units	Description	Mtrl	Eqptnt	Subcon	Labor	Other	ITEM TOTAL	ITEM TOTAL	GRAND TOTAL		
			<u>ANNEX (cont.)</u>		0	0	0	0	0	0	0		
			<u>Work Scope Items</u>		0	0	0	0	0	0	0		
			<u>Re-Shingle Annex Roof</u>		0	0	0	0	0	0	0		
1	ls	\$7,500	Scaffolding & lifts	0	7,500	0	0	0	7,500	0	0		
15,865	sf	\$1	Demo & dispose existing roof finish system to deck	0	15,865	0	0	0	15,865	0	0		
1,585	sf	\$3	Allowance for deck repairs (exist blocking presumed suitable	0	4,755	0	0	0	4,755	0	0		
1	ls allow	\$75,000	Allowance for structural upgrades	0	75,000	0	0	0	75,000	0	0		
	excluded		Engineering fees	0	0	0	0	0	0	0	0		
14,000	sf	\$1.75	12" blown-in cellulose at attic floor	0	24,500	0	0	0	24,500	0	0		
15,865	sf	\$1.50	Asphalt shingle system 300#	0	23,800	0	0	0	23,800	0	0		
3,500	sf	\$1	Ice & water shield	0	3,500	0	0	0	3,500	0	0		
12,365	sf	\$0.15	15# felt	0	1,855	0	0	0	1,855	0	0		
500	sf allow	\$15	LC copper valleys	0	7,500	0	0	0	7,500	0	0		
1,750	sf	\$6	Ice & snow eave guards	0	10,500	0	0	0	10,500	0	0		
600	lf	\$7	Drips-trims-flashing	0	4,200	0	0	0	4,200	0	0		
			SubTotals	0	0	178,975	0	0	178,975	0	0		
			Markups	0	0	0	0	0	44,745	44,745	44,745		
			TOTALS	0	0	178,975	0	0	44,745	223,720	223,720		
			<u>Re-Shingle L. Cove Gym Area Roof</u>		0	0	0	0	0	0	0		
			<u>Re-Shingle L. Cove Gym Area Roof</u>		0	0	0	0	0	0	0		
1	ls	\$1,000	Scaffolding & lifts	0	1,000	0	0	0	1,000	0	0		
625	sf	\$1	Demo & dispose existing roof finish system to deck	0	625	0	0	0	625	0	0		
625	sf	\$4	Allowance for deck repairs (exist blocking presumed suitable	0	2,500	0	0	0	2,500	0	0		
1	ls allow	\$5,000	Allowance for structural upgrades	0	5,000	0	0	0	5,000	0	0		
	excluded		Engineering fees	0	0	0	0	0	0	0	0		
550	sf	\$1.75	12" blown-in cellulose at attic floor	0	965	0	0	0	965	0	0		
625	sf	\$1.50	Shingle system	0	940	0	0	0	940	0	0		
625	sf	\$1	Ice & water shield	0	625	0	0	0	625	0	0		
x	sf	\$0.15	15# felt	0	0	0	0	0	0	0	0		
35	lf	\$15	Change height flashings	0	525	0	0	0	525	0	0		
165	sf	\$6	Ice & snow eave guards	0	990	0	0	0	990	0	0		
60	lf	\$7	Drips-trims-flashing	0	420	0	0	0	420	0	0		
			SubTotals	0	0	13,590	0	0	13,590	0	0		
			Markups	0	0	0	0	0	3,400	3,400	3,400		
			TOTALS	0	0	13,590	0	0	3,400	16,990	16,990		
CONESTCO.	Opinions of Probable Cost ~ Construction Consulting ~ Value Engineering												

JOB# 2811 KITTERY FRISBEE 3 - 5 SCHOOL - Facility Upgrade / WBRC Architects							WORKSHEETS (page 3)		
Qty	X on	Units	Description	Mtrl	Eqpmnt	Subcon	Sub	ITEM	GRAND TOTAL
<b>ANEX (cont.)</b>									
<b>Work Scope Items</b>									
			Install Sprinkler System	0	0	0	0	0	0
14,550	sf excluded		Extend existing wet system w/affected ceiling work included	0	0	0	0	0	0
			Exterior dry or glycol loops @ overhangs & canopies	0	0	0	0	0	0
			SubTotals	0	0	32,740	0	0	32,740
			Markups	0	0	0	0	8,185	8,185
			TOTALS	0	0	32,740	0	8,185	40,925
				0	0	0	0	0	0
			Outside Handrails @ Two Entrances	0	0	0	0	0	0
6	set		Handrail sets @ 3 tread stair areas	0	0	1,500	0	0	1,500
8	ea		Cut-excavate-backfill-patch for sonotube installation	0	0	1,000	0	0	1,000
8	ea		Stair sonotubes	0	0	600	0	0	600
4	ea		\$75 Drill & epoxy grout handrails base @ upper stair tread	0	0	300	0	0	300
200	sf equiv		\$1 Paint handrails	0	0	200	0	0	200
			SubTotals	0	0	3,600	0	0	3,600
			Markups	0	0	0	0	900	900
			TOTALS	0	0	3,600	0	900	4,500
				0	0	0	0	0	0
			Room & Area Upgrades	0	0	0	0	0	0
1	ls allow		\$40,000 Equipment, storage, & shelving allowance	0	0	40,000	0	0	40,000
			SubTotals	0	0	40,000	0	0	40,000
			Markups	0	0	0	0	10,000	10,000
			TOTALS	0	0	40,000	0	10,000	50,000
				0	0	0	0	0	0
			Masonry Cleaning & Repairs	0	0	0	0	0	0
1	ls	\$1,500 Lifts		0	0	1,500	0	0	1,500
4,300	sf	\$0.75 Power wash existing exterior masonry		0	0	3,225	0	0	3,225
430	sf	\$7 Repoint brick allowance 10%		0	0	3,010	0	0	3,010
			SubTotals	0	0	7,735	0	0	7,735
			Markups	0	0	0	0	1,935	1,935
			TOTALS	0	0	7,735	0	1,935	9,670
				0	0	0	0	0	0
			0	0	0	0	0	0	0
				0	0	0	0	0	0

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JOB # 2811 KITTERY FRISBEE 3 - 5 SCHOOL - Facility Upgrade / WBRC Architects							WORKSHEETS (page 4)				
Qty	X on	Units	Description	Mtrl	Eqmnt	Subcon	Sub	ITEM TOTAL	GRAND TOTAL		
<b>ANEX (cont.)</b>											
<b>Work Scope Items</b>											
<b>Replace Exterior Window Systems</b>											
61	opng	\$50	Demo & dispose existing exterior storm systems w/lift included	0		0	0	0	0		
61	opng	\$100	Demo & dispose existing wood framed units w/lift included buried as inert	0		0	0	0	0		
61	hrs	\$35	Existing interior trim salvage	0		0	2,135	0	2,135		
61	opng	\$200	Existing blocking renewal & repairs	0		0	12,200	0	12,200		
1	ls	\$1,750	Equipment rentals for installation	0		0	1,750	0	1,750		
1,940	sf	\$65	48" x 102" & misc units Marvin historic clad wood simulated I	0		0	126,100	0	126,100		
61	opng	\$250	Renew-rework-reinstall-repaint interior trims	0		0	15,250	0	15,250		
61	opng	\$60	Caulking & sealing	0		0	3,660	0	3,660		
1,940	sf equiv	\$2.50	Paint window interiors	0		0	4,850	0	4,850		
		Sub Totals		0	0	175,095	0	0	175,095		
		Markups		0	0	43,775	43,775				
		TOTALS		0	0	175,095	0	43,775	218,870		
<b>Provide Water Saving Features @ Toilet Rooms</b>											
2	fxtrs	\$1,300	Replace original WC system w/water save fixture-flush valve	0		0	0	0	0		
2	fxtrs	\$1,300	Replace original UR system w/water save fixture-flush valve	0		0	2,600	0	2,600		
2	fxtrs	\$1,300	Replace original LAV system w/water save fixture-fitting	0		0	2,600	0	2,600		
WC-UR-LAV already renovated for ADA to remain as is											
Existing rough reused as is											
		Sub Totals		0	0	7,800	0	0	7,800		
		Markups		0	0	1,950	1,950				
		TOTALS		0	0	7,800	0	1,950	9,750		
<b>25%</b>											
<b>CONESTCO.</b> 222 Mountain Road, Raymond ME 04071 ~ 207.627.4099 ph/fx											
<i>Opinions of Probable Cost ~ Construction Consulting ~ Value Engineering</i>											



JOB #		KITTERY FRISBEE 3 - 5 SCHOOL - Facility Upgrade / WBRC Architects						WORKSHEETS		(page 6)	
Qty	X on	Units	Description	Mtrl	Eqptnt	Subcon	Labor	Other	Sub	ITEM	GRAND TOTAL
			<b>MAIN WING (cont.)</b>	0		0	0	0	0		
			<b>Work Scope Items</b>	0		0	0	0	0		
			<i>Re-Carpet Classrooms-Teacher Rooms-Library-Admin-Clinic-Music</i>	0		0	0	0	0		
16,500	sf	\$1.50 Demo & dispose existing floor finish & prep for new	0		24,750	0			24,750		
16,500	sf	\$3.25 Carpet w/rubber base	0		53,625	0			53,625		
excluded		VCT w/rubber base @ Hallways	0		0	0		0	0		
			SubTotals	0	0	78,375	0	0	78,375		
			25%		Markups	0	0	0	19,595	19,595	
				TOTALS	0	0	78,375	0	19,595	97,970	<b>97,970</b>
						0	0	0	0		
			<i>Electrical Upgrades @ Gym Lobby-Hallways-Select Classrooms</i>	0		0	0	0	0		
1	ls allow	\$10,000 Panel upgrades	0		10,000	0			10,000		
	excluded	Lighting upgrades @ areas w/existing suspended lighting	0		0	0		0	0		
75	ea allow	\$50 Clean & relamp/reballast existing fixtures @ suspended area	0		3,750	0			3,750		
17,650	sf	\$1 Demo & dispose existing ceiling mounted fixtures	0		17,650	0			17,650		
17,650	sf	\$4 Lighting upgrade @ non-suspended areas (wire-switch reuse	0		70,600	0			70,600		
		SubTotals	0	0	102,000	0		0	102,000		
			25%		Markups	0	0	0	25,500	25,500	
				TOTALS	0	0	102,000	0	25,500	127,500	<b>127,500</b>
						0	0	0	0		
			<i>Security System</i>	0		0	0	0	0		
1	set	\$5,250 Central monitoring system w/ 1 camera station	0		5,250	0			5,250		
1	ea	\$3,000 Camera stations outdoor weatherproof	0		3,000	0			3,000		
1	ea	\$1,850 Camera stations indoor	0		1,850	0			1,850		
10	allow	\$500 Infrared door motion sensors	0		5,000	0			5,000		
2	set	\$2,500 Security door entry keypad hardware systems	0		5,000	0			5,000		
		SubTotals	0	0	20,100	0	0	0	20,100		
			25%		Markups	0	0	0	5,025	5,025	
				TOTALS	0	0	20,100	0	5,025	25,125	<b>25,125</b>
						0	0	0	0		
			<i>Fire Alarm Upgrade</i>	0		0	0	0	0		
35,000	sf	\$0.85 Allowance only (engineering report required'	0		29,750	0			29,750		
		SubTotals	0	0	29,750	0	0	0	29,750		
			25%		Markups	0	0	0	7,440	7,440	
				TOTALS	0	0	29,750	0	7,440	37,190	<b>37,190</b>

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JOB # 2811 KITTERY FRISBEE 3 - 5 SCHOOL - Facility Upgrade / WBRC Architects				WORKSHEETS (page 7)							
Qty	X on	Units	Description	Mtl	Eqptmt	Subcon	Labor	Other	Sub	ITEM TOTAL	GRAND TOTAL
			<b>MAIN WING (cont.)</b>	0		0	0	0	0	0	0
			<u>Work Scope Items</u>	0		0	0	0	0	0	0
			<u>Outside Trim &amp; Stabilization</u>	0		0	0	0	0	0	0
1	ls	\$7,000 Renewal per Jim L'Heureux		0		7,000	0	0	0	7,000	
				SubTotals	0	0	7,000	0	0	7,000	
				Markups	0	0	0	0	1,750	1,750	
				TOTALS	0	0	7,000	0	1,750	8,750	<b>8,750</b>
					0	0	0	0	0	0	
			<u>Bathroom &amp; Custodial Closet Upgrades</u>	0		0	0	0	0	0	0
				SubTotals	0	0	0	0	0	0	
				Markups	0	0	0	0	0	0	
				TOTALS	0	0	0	0	0	0	
					0	0	0	0	0	0	
			<u>Gang toilet ADA upgrades &amp; refinishing</u>	0		0	0	0	0	0	0
				SubTotals	0	0	0	0	0	0	
				Markups	0	0	0	0	0	0	
				TOTALS	0	0	0	0	0	0	
					0	0	0	0	0	0	
			<u>excluded</u>								
			Gang toilet ADA upgrades & refinishing	0		0	0	0	0	0	0
				SubTotals	0	0	0	0	0	0	
				Markups	0	0	0	0	0	0	
				TOTALS	0	0	0	0	0	0	
					0	0	0	0	0	0	
			<u>1 ftr \$2,000 Custodial closet floor sink add w/cut &amp; prep @ slab</u>	0		2,000	0	0	0	2,000	
				SubTotals	0	0	2,000	0	0	2,000	
				Markups	0	0	0	0	0	0	
				TOTALS	0	0	2,000	0	0	2,000	
					0	0	0	0	0	0	
			<u>15 lf \$20 Custodial closet shelving</u>	0		300	0	0	0	300	
				SubTotals	0	0	300	0	0	300	
				Markups	0	0	0	0	0	0	
				TOTALS	0	0	300	0	0	300	
					0	0	0	0	0	0	
			<u>1 patch \$100 Custodial closet floor finish patch existing (only)</u>	0		100	0	0	0	100	
				SubTotals	0	0	100	0	0	100	
				Markups	0	0	0	0	0	0	
				TOTALS	0	0	100	0	0	100	
					0	0	0	0	0	0	
			<u>400 sf \$0.60 Custodial closet repainting</u>	0		240	0	0	0	240	
				SubTotals	0	0	240	0	0	240	
				Markups	0	0	0	0	0	0	
				TOTALS	0	0	240	0	0	240	
					0	0	0	0	0	0	
			<u>1 ea \$750 Custodial closet exhaust fan</u>	0		750	0	0	0	750	
				SubTotals	0	0	750	0	0	750	
				Markups	0	0	0	0	0	0	
				TOTALS	0	0	750	0	0	750	
					0	0	0	0	0	0	
			<u>1 ls \$1,000 Custodial closet lighting &amp; wiring upgrade</u>	0		1,000	0	0	0	1,000	
				SubTotals	0	0	1,000	0	0	1,000	
				Markups	0	0	0	0	0	0	
				TOTALS	0	0	1,000	0	0	1,000	
					0	0	0	0	0	0	
			<u>25% \$1,000 Custodial closet lighting &amp; wiring upgrade</u>	0		4,390	0	0	0	4,390	
				SubTotals	0	0	4,390	0	0	4,390	
				Markups	0	0	0	0	0	0	
				TOTALS	0	0	4,390	0	0	4,390	
					0	0	0	0	0	0	
			<u>Smoke Partitions Attic</u>	0		0	0	0	0	0	0
				SubTotals	0	0	0	0	0	0	
				Markups	0	0	0	0	0	0	
				TOTALS	0	0	0	0	0	0	
					0	0	0	0	0	0	
			<u>1 ls allow \$5,000 Repair drywall stud smoke partitions</u>	0		5,000	0	0	0	5,000	
				SubTotals	0	0	5,000	0	0	5,000	
				Markups	0	0	0	0	0	0	
				TOTALS	0	0	5,000	0	0	5,000	
					0	0	0	0	0	0	
			<u>Repoint Chimney (boiler)</u>	0		0	0	0	0	0	0
				SubTotals	0	0	0	0	0	0	
				Markups	0	0	0	0	0	0	
				TOTALS	0	0	0	0	0	0	
					0	0	0	0	0	0	
			<u>1 ls \$500 Equipment to repair area</u>	0		500	0	0	0	500	
				SubTotals	0	0	500	0	0	500	
				Markups	0	0	0	0	0	0	
				TOTALS	0	0	500	0	0	500	
					0	0	0	0	0	0	
			<u>500 sf allow \$1.75 Pressure wash exterior brick</u>	0		875	0	0	0	875	
				SubTotals	0	0	875	0	0	875	
				Markups	0	0	0	0	0	0	
				TOTALS	0	0	875	0	0	875	
					0	0	0	0	0	0	
			<u>500 sf allow \$12 Repointing &amp; repairs</u>	0		6,000	0	0	0	6,000	
				SubTotals	0	0	6,000	0	0	6,000	
				Markups	0	0	0	0	0	0	
				TOTALS	0	0	6,000	0	0	6,000	
					0	0	0	0	0	0	
			<u>CONESTCO. 222 Mountain Road, Raymond ME 04071 ~ 207.627.4099 ph/fx</u>	0		0	0	0	0	0	
				SubTotals	0	0	0	0	0	0	
				Markups	0	0	0	0	0	0	
				TOTALS	0	0	0	0	0	0	
					0	0	0	0	0	0	
			<u>Opinions of Probable Cost ~ Construction Consulting ~ Value Engineering</u>	0		0	0	0	0	0	

JOB # 2811 KITTERY FRISBEE 3 - 5 SCHOOL - Facility Upgrade / WBRC Architects							WORKSHEETS (page 8)						
Qty	X on	Units	Description	Mtrl	Eqpmnt	Subcon	Labor	Other	Sub	ITEM	GRAND TOTAL		
			<b>MAIN WING (cont.)</b>	0	0	0	0	0	0		0		
			<b>Work Scope Items</b>	0	0	0	0	0	0		0		
			Replace Exterior Window Systems	0	0	0	0	0	0		0		
100	opng	\$50	Demo & dispose existing exterior storm systems w/lift included	0	5,000	0	0	0	5,000				
100	opng	\$100	Demo & dispose existing wood framed units w/lift included buried as inert	0	10,000	0	0	0	10,000				
100	hrs	\$35	Hazardous abatement disposal fees	0	0	0	0	0	0		0		
100	opng	\$200	Existing interior trim salvage	0	3,500	0	0	0	3,500				
1	ls	\$2,500	Existing blocking renewal & repairs	0	20,000	0	0	0	20,000				
3,000	sf	\$2,500	Equipment rentals for installation	0	2,500	0	0	0	2,500				
500	sf	\$65	\$54" x 104" units Marvin historic clad wood simulated lites low e	0	195,000	0	0	0	195,000				
100	opng	\$85	Replace special Gym & entry units	0	42,500	0	0	0	42,500				
100	opng	\$250	Renew-rework-reinstall-repaint interior trims	0	25,000	0	0	0	25,000				
100	opng	\$60	Caulking & sealing	0	6,000	0	0	0	6,000				
3,000	sf equiv	\$2,500	Paint window interiors	0	7,500	0	0	0	7,500				
				SubTotals	0	0	317,000	0	0	317,000			
				Markups	0	0	0	0	79,250	79,250			
				TOTALS	0	0	317,000	0	79,250	396,250	396,250		
			<b>Masonry Cleaning &amp; Repairs</b>	0	0	0	0	0	0		0		
1	ls	\$5,000	Scaffolding & lifts	0	5,000	0	0	0	5,000				
15,000	sf	\$0.75	Power wash existing exterior masonry	0	11,250	0	0	0	11,250				
3,000	sf	\$7	Repoint brick allowance 20%	0	21,000	0	0	0	21,000				
1,500	sf	\$15	Repair brick allowance 10%	0	22,500	0	0	0	22,500				
5	ea allow	\$300	Repair cast window sill allowance	0	1,500	0	0	0	1,500				
				SubTotals	0	0	61,250	0	0	61,250			
				Markups	0	0	0	0	15,315	15,315			
				TOTALS	0	0	61,250	0	15,315	76,565	76,565		
			<b>Outside Mortar &amp; Concrete Work</b>	0	0	0	0	0	0		0		
1	ea	\$750	Crack repairs @ ramp slab	0	750	0	0	0	750				
1	ls allow	\$3,000	Repair cementsitious facing-flashing @ panel above entry door	0	3,000	0	0	0	3,000				
1	ls allow	\$2,500	Repair stair treads & risers as required	0	2,500	0	0	0	2,500				
				SubTotals	0	0	6,250	0	0	6,250			
				Markups	0	0	0	0	1,565	1,565			
				TOTALS	0	0	6,250	0	1,565	7,815	7,815		

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JOB #		2811 KITTERY FRISBEE 3 - 5 SCHOOL - Facility Upgrade / WBRC Architects						WORKSHEETS		(page 10)	
Qty	X on	Units	Description	Mtrl	Eqptmt	Subcon	Labor	Other	Sub	ITEM	GRAND TOTAL
<b>THROUGHOUT BUILDING</b>											
<b>Work Scope Items</b>											
<i>Corridor VCT Replacement</i>											
9,000	sf	\$1.50 Demo & dispose existing floor finish & prep for new	0	0	0	0	0	0	0	0	0
9,000	sf	\$2.50 VCT w/rubber base @ Hallways	0	22,500	0	0	0	0	0	0	0
			SubTotals	0	0	36,000	0	0	36,000		
			Markups	0	0	0	0	0	9,000	9,000	
			TOTALS	0	0	36,000	0	0	9,000	45,000	45,000
<i>Replace Door Wtfe Glass</i>											
40	Ivs allow	\$250 Upgrade per code requirements	0	0	10,000	0	0	0	0	0	0
			SubTotals	0	0	10,000	0	0	0	10,000	
			Markups	0	0	0	0	0	2,500	2,500	
			TOTALS	0	0	10,000	0	0	2,500	12,500	12,500
<i>Network Wiring</i>											
1	Is allow	\$40,000 Vendor quotation required	0	0	40,000	0	0	0	0	40,000	
			SubTotals	0	0	40,000	0	0	0	40,000	
			Markups	0	0	0	0	0	10,000	10,000	
			TOTALS	0	0	40,000	0	0	10,000	50,000	50,000
<i>Voice Mail @ Phone System</i>											
1	Is allow	\$10,000 Vendor quotation required	0	0	10,000	0	0	0	0	10,000	
			SubTotals	0	0	10,000	0	0	0	10,000	
			Markups	0	0	0	0	0	2,500	2,500	
			TOTALS	0	0	10,000	0	0	2,500	12,500	12,500
CONESTCO.											
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JOB #				KITTERY FRISBEE 3 - 5 SCHOOL - Facility Upgrade / WBRC Architects				WORKSHEETS				(page 11)
Qty	X on	Units	Description	Mtrl	Eqptmt	Subcon	Labor	Other	Sub	ITEM	GRAND TOTAL	
<b>ADDITIONAL ITEMS</b>												
<b>Work Scope Items</b>												
<i>Replace Existing Wood Ramp @ East End Annex</i>												
1	ls	\$300	Demo & dispose existing wood ramp system	0	0	0	0	0	0	0	0	
25	cy	\$375	New ramp & step foundations w/dig & bf	0	0	0	0	0	0	0	0	
10	cy	\$450	Concrete ramp & steps	0	0	0	0	0	0	0	0	
150	lf	\$60	Ramp & step handrails ground mount	0	0	4,500	0	0	0	4,500	0	
40	lf	\$20	Ramp & step handrails wall mount	0	0	800	0	0	0	800	0	
400	sf equiv	\$1	Handrail painting	0	0	400	0	0	0	400	0	
1	ls	\$1,500	Rework adjacent grades to match & reseed	0	0	1,500	0	0	0	1,500	0	
			SubTotals	0	0	25,875	0	0	0	25,875	0	
		25%	Markups	0	0	0	0	0	0	6,470	6,470	
			TOTALS	0	0	25,875	0	0	0	32,345	32,345	
<i>Replace Existing Sagging SAT Ceilings @ Annex Classroom</i>												
800	sf	\$1	Demo & dispose existing sagging Class SAT systems	0	0	0	0	0	0	0	0	
800	sf	\$5	2 x 4 square edge replacement SAT & provide new lights	0	0	800	0	0	0	800	0	
			SubTotals	0	0	4,800	0	0	0	4,800	0	
		25%	Markups	0	0	0	0	0	0	1,200	1,200	
			TOTALS	0	0	4,800	0	0	0	6,000	6,000	
<i>Repaint Exterior Trims &amp; Cupolas</i>												
1	ls	\$4,000	lifts	0	0	0	0	0	0	0	0	
6,000	sf equiv	\$2	lead paint abrasive blast-encapture-disposal	0	0	4,000	0	0	0	4,000	0	
6,000	sf equiv	\$1,75	Prep & repaint exterior trims & cupolas	0	0	12,000	0	0	0	12,000	0	
			SubTotals	0	0	10,500	0	0	0	10,500	0	
		25%	Markups	0	0	26,500	0	0	0	26,500	0	
			TOTALS	0	0	0	0	0	0	6,625	6,625	
<i>Add Heat Coils to Annex Attic Duct System</i>												
1	ls allow excluded	\$7,500	Heat coils & piping add	0	0	7,500	0	0	0	7,500	0	
			Engineer review	0	0	0	0	0	0	0	0	
		25%	SubTotals	0	0	7,500	0	0	0	7,500	0	
			Markups	0	0	0	0	0	0	1,875	1,875	
			TOTALS	0	0	7,500	0	0	0	9,375	9,375	
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JOB #		2811		KITTERY FRISBEE 3 - 5 SCHOOL - Facility Upgrade / WBRC Architects		WORKSHEETS (page 13)					
				4/15/2008							
Qty	X on	Units	Description	Mtl	Eqpmt	Subcon	Labor	Other	Sub	ITEM	GRAND TOTAL
<b>ALTERNATES</b>											
(15,865)	sf	\$1.50 Asphalt shingle system @ Annex	#1: Simulated Slate Roof @ Annex & Main Wings	0	0	0	0	0	0		
(23,500)	sf	\$7.50 Slate system @ Maine		0	0	0	0	0	0		
39,365	sf	\$4.75 Simulated slate system		0	0	186.985	0	0	186.985		
			SubTotals	0	0	(13,065)	0	0	(13,065)		
	25%		Markups	0	0	0	0	0	0		
			TOTALS	0	0	(13,065)	0	0	(3,270)	(16,335)	(16,335) alternate
 #2: Renovate Existing Window Systems											
remains as is			Demo & dispose existing exterior storm systems w/lift included	0	0	0	0	0	0		
(161)	ea	\$100 Demo & dispose existing wood framed units w/lift included		0	0	0	0	0	0		
(161)	hrs	\$35 Existing interior trim salvage (no work)		0	0	(16,100)	0	0	(16,100)		
(161)	opngs	\$200 Existing blocking renewal & repairs (no work)		0	0	(5,635)	0	0	(5,635)		
remains as is			Equipment rentals for installation	0	0	(32,200)	0	0	(32,200)		
(4,940)	sf	\$65 Marvin historic clad wood simulated lites low e		0	0	(321,100)	0	0	(321,100)		
(500)	sf	\$85 Replace special Gym & entry units		0	0	(42,500)	0	0	(42,500)		
5,440	sf	\$30 Remove existing window systems in place		0	0	163,200	0	0	163,200		
5,440	sf	\$20 Replace exterior storm sash		0	0	108,800	0	0	108,800		
remains as is			Renew-rework-reinstall-repaint interior trims	0	0	0	0	0	0		
remains as is			Caulking & sealing	0	0	0	0	0	0		
remains as is			Paint window interiors	0	0	0	0	0	0		
	25%		SubTotals	0	0	(145,535)	0	0	(145,535)		
			Markups	0	0	0	0	0	0		
			TOTALS	0	0	(145,535)	0	0	(36,385)	(36,385)	(36,385) alternate
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100

All "work scope item" costs assume single phase work by GenCon

**Add 10% to each "work scope item" cost for GenCon phased construction**

**Owner to add 3% minimum to 8% maximum per annum beyond summer 2003 for future inflation**

**A & E fees are excluded: Owner furnishings & moveables are excluded**

**Hazardous materials abatement is excluded u.n.o.**

**Existing roof blocking resumed suitable for reuse as is during all renovations. Owners often make See "deductive alternates" following on page 13**

Madame de Staél's *Corinne*

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